

WILDERNESS NORTH CONDOMINIUM ASSOCIATION, INC.

BROOKFIELD, WISCONSIN 53045

**Rules and Important Information
January 1, 2025**

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

ASSOCIATION RULES AND POLICIES

Issued 1/1/2025

INTRODUCTION

Wilderness North has rules to enhance property value and promote community harmony. The Wilderness North board of directors establishes and amends these rules, striving to make them reasonable and necessary. The rules shall be distributed to the owners of every unit.

RELATIONSHIP of RULES to BYLAWS and OTHER DOCUMENTS

Rules are subordinate to the Bylaws of the association. The Bylaws are subordinate to the Declaration of the association, which is subordinate to Wisconsin Chapter 703 Condominium Law.

RULES

Sales, Advertising Signs and Literature

- Rummage sales are not allowed.
- No lawn signs on the Wilderness North property are permitted.
- If a unit is for sale, a sign may be placed in one of its windows. During open house periods, for the showing of a unit, small flags or pennants may be displayed on its lawn.
- The mailbox shed, including its bulletin boards, is not to be used for private postings by residents or by any outside persons or businesses. Business cards, flyers, etc. will be removed and disposed of.

Pets (see 9.3 of Declaration)

No dogs, cats, reptiles, rodents or exotic animals, and no large uncaged birds may be kept as pets by unit owners.

Short term visits of dogs or cats are allowed but must be approved prior to each visit by the Board of Directors for each occurrence of the stay. An email or other written request to the Board of Directors is required. Visiting animals must be kept on leashes when outdoors. The host is responsible for the pickup and proper disposal of droppings.

If an owner needs an Emotional Support or Service Animal, the unit owner must submit a written request to the Board, along with paperwork from their doctor prior to obtaining the animal. The Board will review the information with legal assistance and will respond to the request.

Annual updates to the paperwork may be requested by the Board.

All persons with visiting pets, emotional support and service animals on the Wilderness North Condo property must follow the following rules:

- When the animal is taken from your unit, they shall be carried or leashed until removed from the common areas or the condominium property entirely.

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- You must ensure that the animal does not create or cause any disturbance or nuisance of any kind.
- You must remove and properly dispose of all animal waste, shall not permit animal waste to remain on the common elements or limited common elements, and shall not allow the animal waste to become a nuisance to other members of the condo association.
- You shall comply with all City and County ordinances and state law regarding the animal.
- Any violation of this section shall subject you to special assessments by the Board of Directors.

Parking (see 9.7 of Declaration) the underlined items are changes approved by the Board of Directors on May 11, 2017.

- In addition to the restrictions found in Section 9.7 of the Declaration of Condominium, owners and residents shall not park vehicles in the driveways overnight.
- Overnight guests may park in the driveways for a maximum of three (3) consecutive nights and no more than three (3) nights per week. If an owner/resident desires to have an overnight guest park in the driveway for a longer period of time, he/she must first obtain written permission from the Board of Directors.
- Especially on mornings when trash and recyclables are collected, parking on streets is discouraged.
- Whenever vehicles may have to be parked on the street, they must be restricted to just one side of the street - in order to permit access and passage of emergency vehicles.
- The Association shall levy fines for parking violations consistent with the Schedule of Fines contained in these Rules and Regulations.

BE IT FURTHER RESOLVED that the amendments contained herein shall be effective seven (7) days after unit owners are given notice of same.

Leases and Rentals (see 9.1, 9.2 Amended per approval at 2017 owners meeting and 14.2 of Declaration). Please read

Landscaping Modifications Proposed by Unit Owner

- A unit owner wishing to make a landscape change (other than planting flowers in existing flower beds) at his/her expense must submit a written request defining the scope and type of such change(s) to the board of directors. The board will review and advise its decision in writing. The unit owner must not go ahead with any work or contract without the prior written approval of the board. Should a unit owner proceed without such approval, he/she will be liable to restore the property to its previous

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condition solely at his/her expense and/or be responsible for maintenance of the landscape change in perpetuity.

- The following units have landscaping features that were approved by the development builder and/or the Wilderness North board of directors, and owners will be responsible for all maintenance of these changes in perpetuity:
 - 17730 C Caribou Pass - block planter
 - 17730 D Caribou Pass - garden wall
 - 17800 D Caribou Pass - planted rock gardens along two north berms

Modification to Building Exterior Proposed by Unit Owner (see 5.2 of Declaration and Bylaws Article XIII) - Also see 703.13 and 703.15 of Wisconsin Law 703

Any unit owner wishing to change the exterior of a unit at his/her expense must submit a written request defining the scope and type of such change(s) to the board of directors. As part of the submission the unit owner must identify the contractor and provide a certificate of the contractor's current liability and workman's compensation insurance coverages. Written and signed approvals of the proposed change, obtained from each of the other three unit owners in the building, and from any other unit owner(s) whose sightlines would be affected, must also be given to the board.

The board normally appoints an architectural committee to review the proposal and make recommendations. The board will give the unit owner its decision in writing.

Contract or modification work must not begin without the prior written approval of the board. Should a unit owner proceed without such approval, he/she will be liable to restore the building to its previous condition solely at his/her expense.

Responsibility for Maintenance of Approved Landscape Changes

Two years after a specially requested tree or bush, for example, is planted with the approval of the board of directors, Wilderness North will assume the responsibility for its maintenance.

Responsibility for Maintenance of Approved Changes to Building Exterior

- As of January 1, 2025, the following units have add-on features that were approved by the development builder and/or the Wilderness North board of directors, and owners will be responsible for all maintenance of these features:
 - 3845 C Yukon Road - three seasons room/screened porch
 - 17775 D Caribou Pass - three season room/screened porch
 - 3835 D Klondike Court - three season room/screened porch
 - 17730 D Klondike Court - three season room / screened porch
 - 3835 B Klondike Court - Paver or Stamped Concrete Patio
 - 17775 C Caribou Pass - Paver or Stamped Concrete Patio

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- o 3845 A Yukon Road - Paver or Stamped Concrete Patio
- o 3845 D Yukon Road - awning
- o 17775 D Caribou Pass - awning
- o 3775 D Yukon Road - awning

In addition, owners of units having any of the following special features are responsible for maintenance of those items:

- o Three season rooms and screened porches
- o Any concrete patio that has any decorative finish including but not limited to colored or stamped concrete, exposed aggregate or pavers.
- o Storm doors
- o Awnings
- o Egress Windows in basement.
- o Exterior generators or any ground preparation for its installation.
- o Special storm doors for patio doors
- o "Solatube" fixtures (mounted on a backside roof)

Collection of Trash & Recyclables

- Trash must be put out in either closed containers or suitable tied plastic bags Trash and recyclables are to be placed at the curbside, or as the contractor requires, on Wednesday morning, not the night before or day before.
- The normal collection day is changed on weeks when certain federal holidays occur. (The pickup is scheduled by the City of Brookfield)

Disposal of Bulky Items

- When a water heater, large appliance or other large item must be replaced, the contractor installing the new item normally should remove and dispose of the old one.
- If a unit owner must handle the disposal of a bulky item, the trash hauling, the contractor for the City of Brookfield should be contacted to determine the pickup date and any extra charge. The item to be disposed should be placed curbside on that morning or late the day before.

Exterior Grills

- Grills to be stored indoors must first be cooled to ambient temperature and have the fuel sources removed.
- Propane tanks for gas grills must be kept outdoors, even if empty.

Outside Contractors

- Contractors hired by Wilderness North are required to provide certificates of current coverage of liability insurance and workman's compensation insurance (or evidence of

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sole proprietorship). The Treasurer is responsible to monitor such certificates to ensure that ones currently in effect are on hand for each active contractor.

Landscape Maintenance and Snow Removal

- Wilderness North provides these services through contracts with outside firms.

Maintenance of Buildings Exteriors, Roads and Driveways

- Wilderness North provides these services through contracts with outside firms. A "Division of Responsibilities" will be distributed to owners of all units. It will define in some detail items which are the responsibility of the Association, those that are the responsibility of unit owners, and the cases where there is 50-50 shared cost between Wilderness North and unit owners.

Wilderness North Insurance Coverage (also see 16. of the Declaration) as amended may 2017

- At intervals of no more than five years (5), the board of directors shall have property values appraised to establish proper insurance coverage by the Association.

Payment of Dues and Assessments

- Monthly dues are due the first of each month. Any payment received later than the tenth of the month is subject to a fine of \$15.00 per month until the dues payment is received. The same rule applies to payments of special assessments.
- Schedule of Fines (see Bylaws Article IX)
- In the event the Board of Directors must impose a fine or penalty, a charge of \$20.00 per day per violation will apply until a resolution has been achieved. Any notice of a fine or penalty will be in writing. Prior to such action, the board will attempt to meet with the unit owner(s) to achieve a resolution.

Grievance Procedure (see Bylaws Article XIV as amended May 2017)

POLICIES and OTHER INFORMATION

Meetings of Board of Directors

- The time and place for the next meeting will be posted on a bulletin board at the Mailbox shed. Minutes of board meetings also will be posted on a bulletin board. Any unit owner may attend a board meeting as an observer. A unit owner wishing to bring a particular item of business before the board may do so, but first must arrange this with the President for scheduling on the agenda.
- Other than such presentation, the role of a unit owner at a board meeting is restricted to that of an observer.

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Association Meetings (Bylaws Article V, Section 2, as amended January 15, 1988)

- The Association annual meeting is held during the second full week of May each year.
- All unit owners are encouraged to attend. At this meeting some members are elected to the board of directors.
- The board of directors may call additional meetings of the association for matters of special importance. For example, any change to the bylaws must be approved by vote of the unit owners having 67% or more of the votes (Article X, Section 2). Every meeting of the association requires written notice to all unit owners at least ten (10 days), but not more than fifty (50) days, in advance. Minutes of each meeting of the association's board are recorded by the Secretary, or appointed replacement, and posted on a bulletin board.

Board of Directors (Bylaws Article VI, as amended May 12, 1989)

- Members of the board of directors are elected for two-year terms at association annual meetings. Should a board member leave before completing his or her term, the board of directors may appoint a replacement for the unfilled term.

Officers (Bylaws Article VU)

- Officers are elected by the board for two year terms after each annual meeting. Should an officer not fill a complete term, the board will elect a replacement for the remainder of that term.

Insurance Coverage by Unit Owners

- Each unit owner should maintain his/her own insurance (typically referred to as a Condominium Unit-Owners Policy) for the interior elements and its contents.
- A unit owner hiring an outside contractor to do maintenance, redecorating or other work should determine that the contractor has current liability and workman's compensation insurance coverages.